

## ANNOUNCEMENT

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November 01, 2011

### PUBLIC SALE OF LAND COVERAGE RIGHTS in all six Hydrologic Areas on the California side of the Lake Tahoe Basin

The California Tahoe Conservancy announces that it will sell a limited supply of land coverage rights on a first come, first served basis, in six Hydrologic Areas on the California side of the Lake Tahoe Basin. The rights being offered for sale may be used to meet coverage requirements of Tahoe Regional Planning Agency (TRPA) or local agency permits, on eligible receiver parcels in the Upper Truckee, Emerald Bay, McKinney Bay and Tahoe City Hydrologic Areas and those portions of the Agate Bay and South Stateline Hydrologic Areas located within California (Exhibit 1).

#### PREQUALIFICATION FORMS:

Applicants must submit a prequalification form to the Conservancy by mail, fax, or in person, at the address listed below. Prequalification forms for prospective purchasers are available at the Conservancy office:

California Tahoe Conservancy  
1061 Third Street  
South Lake Tahoe, CA 96150  
(530) 542-5580  
(530) 542-5567 (FAX)

#### SALE PRICES:

These prices will be in effect until supplies are exhausted, or through February 1, 2012, whichever comes first.

**Conservancy Land Bank Prices**  
November 01, 2011  
**LAND COVERAGE RIGHTS and RESTORATION CREDIT**

<b>HYDROLOGIC AREA:</b>	<b>Type of Coverage</b>	<b>Supply Status</b>	<b>Price as of 11/01/11</b>
South Stateline	<b>Hard</b>	Limited	\$15.00
	<b>Potential</b> (parcels >725 or Bailey 4-7)	Limited	\$6.00
	<b>Potential</b> (receiving parcels <726)	(< 1,300 s.f.)	\$35.00
Upper Truckee	<b>Hard</b>	Limited	\$15.00
	<b>Soft</b> (certain projects in South Y Industrial Tract)	Limited	\$11.00
	<b>Potential</b> (receiving parcels >725 or Bailey 4-7)	OK	\$6.00
	<b>Potential—in Tahoe Keys</b> (receiving parcels >725 or Bailey 4-7)	OK	\$7.00
	<b>Potential</b> (receiving parcels <726)	(<1,230 s.f.)	\$35.00
Emerald Bay	<b>Potential</b> (receiving parcels with any IPES or Bailey 4-7)	(375 s.f.)	\$45.00
McKinney Bay	<b>Potential</b> (receiving parcels >725 or Bailey 5-7)	Limited	\$10.00
Tahoe City	<b>Potential</b> (receiving parcels >725 or Bailey 4-7)	OK	\$10.00
Agate Bay	<b>Potential</b> (receiving parcels >725 or Bailey 4-7)	OK	\$10.00
Calif. Hydro Areas	<b>SEZ Restoration Credit (Bailey 1b)</b>	Limited – Call CTC	\$20.00
Calif. Hydro Areas	<b>Class 1-3 Restoration Credit (Bailey 1a, 1c, 2, 3)</b>	Limited – Call CTC	\$20.00

## ELIGIBILITY AND PREQUALIFICATION

**REQUIREMENTS FOR APPLICANTS:** There are restrictions on purchaser eligibility, and on use and transfer of the coverage rights. Eligible purchasers should be seeking a TRPA, City or County building permit which would require a transfer of coverage. The transfer must occur within the year following the sale. Amounts of coverage which may be transferred to a receiver parcel are limited by TRPA ordinance. All transfers are subject to administrative approval by applicable governmental entities, including TRPA. The Conservancy reserves the right to disqualify prospective purchasers who do not meet the eligibility criteria.

Persons wishing to purchase coverage must submit a prequalification form to the Conservancy, together with the other documentation specified in the form. Documentation of a current project will be required from all would-be purchasers.

**REQUIRED DEPOSITS:** In order to initiate the opening of a sale escrow for the purchase and transfer of the coverage, qualifying applicants will be requested to submit a deposit of 10% of the total purchase price. The deposit must be made in the form of a CASHIER'S CHECK or POSTAL MONEY ORDER, made payable to First American Title Insurance Company, and submitted in conjunction with a PURCHASE AND SALE AGREEMENT.

**CEQA:** If an environmental document is required for your project, action is required by the Conservancy Board. Please allow an additional 3-5 months to complete this type of project.

**ESCROW:** Escrow shall close within 120 days from date of sale. (Extensions will be granted for two months at a time, upon an additional payment equal to 2% of the Purchase Price. Escrow may not remain open for longer than one year.) Buyer shall pay the escrow fee in this transaction of \$200.00.

## FOR INFORMATION CONTACT:

CALIFORNIA TAHOE CONSERVANCY  
1061 Third Street  
South Lake Tahoe, CA 96150

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The Conservancy reserves the right to withdraw, postpone, or otherwise modify the provisions of this announcement prior to concluding any sale of coverage rights.